



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-103701-LD

Project Name/Address: Crossroads Senior Living

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

**Minimum Comment Period:** March 19, 2015

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ ☐ Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

- ☐ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☐ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

**Received**

JAN 27 2015

**Permit Processing**

## BACKGROUND INFORMATION

Property Owner: Terranomics Crossroads Associates Limited Partnership

Proponent: Pacific Northern Construction Company, Inc.

Contact Person: Diana Keys, Johnson Braund, Inc. (Architect)

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 15200 - 52nd Avenue S., Suite 300  
Seattle, WA 98188

Phone: (206) 766-8300

Proposal Title: Crossroads Senior Living

Proposal Location: 15600 NE 8th Street, Bellevue, WA 98008 - Northeast Corner  
(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached Legal Description and Vicinity Map.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: New construction of 6-story mixed-use building including 185 dwelling units for seniors, residential amenity space, 1,600 sq.ft of retail space, and 114 structured parking stalls.
2. Acreage of site: 1.65 Acres
3. Number of dwelling units/buildings to be demolished: None.
4. Number of dwelling units/buildings to be constructed: 185
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 205,104 Sq. Ft.
7. Quantity of earth movement (in cubic yards): 8,000cy
8. Proposed land use: Mixed-use - Residential and Commercial
9. Design features, including building height, number of stories and proposed exterior materials:  
Building Height: Approx. 62 ft. (55 ft. as measured above grade plane); Six (6) stories.
10. Other  
Exterior Materials: Brick, concrete and metals panels at Level 1 podium; and a combination of vertical fiber cement panels, horizontal fiber cement lap siding, and metal panels at upper levels (Level 2 - 6).

Estimated date of completion of the proposal or timing of phasing:

Assuming Preliminary SEPA approval and Design Review approval by October 31, 2015 and issuance of building and engineering permits by June 30, 2016, and commencement of construction by July 31, 2016, then the estimated date of construction completion is December 31, 2017 (17 months of construction).

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Phase I Environmental Site Assessment will be performed by Associated Earth Sciences, Inc. before February 28, 2015. No adverse environmental conditions are expected.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary SEPA - Determination of Environmental Non-Significance; Design Review Approval; Clearing & Grading Permit; Building Permit; Civil Engineering Permit(s). This Environmental Checklist is accompanying the Design Review application of even date. The file number is unknown. No other permits have been applied for.

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development  
Preliminary plat map

☐ Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

☐ Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

☐ Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approx. 25% slope.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See Continuation Sheet. No agricultural soils or prime farmland were identified.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No. The site does not have any significant risk of seismically induced ground rupture (due to lateral distance from known faults), landslides, liquefaction (due to relatively high density and lack of substantial groundwater), or ground motion (when the proposed structure is founded on a suitable bearing stratum, as recommended).

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The quantities of cut and fill material is approximately 7,000 cubic yards cut and 1,000 cubic yards of fill, either excavated lodgement till, if suitable conditions exist, or imported structural fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. Erosion could occur if soils were exposed without adequate mitigation measures.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A maximum of approximately 85% percent of the project site will be covered with impervious surfaces after completion of project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The most effective mitigation measures for exposed soils are adequate ground cover measures such as erosion control matting, plastic sheeting, straw mulch, crushed rock, recycled concrete or mature hydroseed. Perimeter soil erosion confinement measures such as silt fences also may be utilized.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions during construction could result from dust during clearing, excavation and grading and from the operation of construction equipment and vehicles. Emissions to the air from operations after completion of construction would result from natural gas-fired boilers on-site to provide hot water, vehicles or maintenance equipment operated on-site by tenants, employees or independent contractors. Quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Emissions from vehicular traffic in the adjacent shopping center, but the impact is considered minimal.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Erosion control measures, as well as site watering and street cleaning measures, will reduce or control the impact of dust emissions. Use of mass transit by construction workers would reduce vehicular emissions during construction. Use of mass transit and alternate modes of transportation by residents (such as dedicated transit vans and electric vehicles and/or car-sharing programs) would reduce vehicular emissions from operations.

## 3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None, other than automotive oils and fuels normally conveyed by storm water.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn. The only water that will be discharged will be storm water and residential waste water conveyed via the sanitary sewer system.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. All domestic sewage will be conveyed via the sanitary sewer system.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The sources of runoff include storm water from rain, occasional snow melt, and landscape irrigation. The method of collection is by means of roof drains, footing drains and catch basins and disposal is by means of on-site detention. While exact quantities are unknown, the volume of on-site detention capacity is designed to greatly exceed relative historic runoff volumes.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

In general, no, due to water quality treatment facilities that compliment the on-site detention system.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A flow control detention vault using WWHM3 assuming pre-developed condition as forested land, with water quality treatment meeting enhanced menu using a Modular wetland system, is proposed to control surface, ground and runoff water impacts.

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Substantially all existing vegetation will be removed and/or replaced as described below.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See Continuation Sheet.

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None known or observed.

- c. Is the site part of a migration route? If so, explain.

Unknown.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A.

## **6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

See Continuation Sheet.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

See Continuation Sheet.

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known.

- (1) Describe special emergency services that might be required.

Fire department and emergency medical services may be required from time to time due to the higher concentration of elderly individuals that is anticipated to reside in the proposed project.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

N/A. No known environmental health hazards.



b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Primarily traffic noise associated with vehicular traffic in the adjacent shopping center.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

See Continuation Sheet.

- (3) Proposed measures to reduce or control noise impacts, if any:

Traffic control plans and restricted construction hours to reduce or control noise impacts during construction. The use of dedicated transit vans, electric plug-in vehicles and car-sharing programs for residents, as well as a structured parking garage for resident parking, to reduce or control noise impacts on a long-term basis.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

Surface parking and vacant lot. Retail shopping.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

CB Community Business with Community Retail Design District Overlay.

- f. What is the current comprehensive plan designation of the site?

Crossroads Sub-area District E & Community Business.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

Approximately 210 people will reside in the completed project approximately 10 FTE people will work in the completed project.

- j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Creation of a "Park Link" with the adjacent Crossroads Park in accordance with the Subarea Plan.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

185 mixed-income / affordable & market rate senior living apartments (independent living).

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

N/A.

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Primary building: 62 ft.; Highest element: SW corner roof feature: Approx. 70 ft.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Creation of a "Park Link" with the adjacent Crossroads Park in accordance with the Subarea Plan.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

See Continuation Sheet.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None known.

- d. Proposed measures to reduce or control light or glare impacts, if any:

Structured parking garages for resident parking tends to reduce or minimize the impact of light and glare from a significant component of vehicular traffic on-site. The use of light shades and uplighting tends to reduce the impact of exterior building and site lighting and street lighting.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Crossroads Park including a 9-hole par-3 golf course. Fitness facilities including a climbing rock within the adjacent shopping center.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

A pea patch will be temporarily displaced but will eventually relocated within the adjacent shopping center.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Creation of a "Park Link" with Crossroads Park will enhance recreational opportunities.

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

N/A.

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE 8th Street, NE 15th Street and 156th Avenue NE. See attached Vicinity Map. See Continuation Sheet.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The adjacent shopping center is currently served by public transit. The approximate distance to the nearest transit stop is one block.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

See Continuation Sheet.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See Continuation Sheet.

- g. Proposed measures to reduce or control transportation impacts, if any:

Senior living residential dwelling units in the proposed project tends to reduce traffic and parking impacts. The use of alternate transportation options such as dedicated transit vans and car-sharing programs and shared parking arrangements tends to reduce traffic and parking impacts in connection with the proposed project.

## 15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The completed project will result in a need for public services such as fire protection, police protection, health care, schools and emergency medical services, but rather than increase the overall need, it is more likely to centralize and concentrate the need into a convenient location. All covered floor areas will be fully sprinklered with smoke alarms, audio and visual fire alarms and CO detectors.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

All covered floor areas will be fully sprinklered with smoke alarms, audio and visual fire alarms and CO detectors.

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

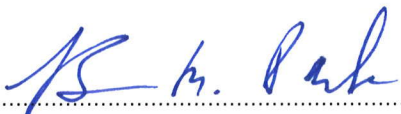
All utilities listed except septic system.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

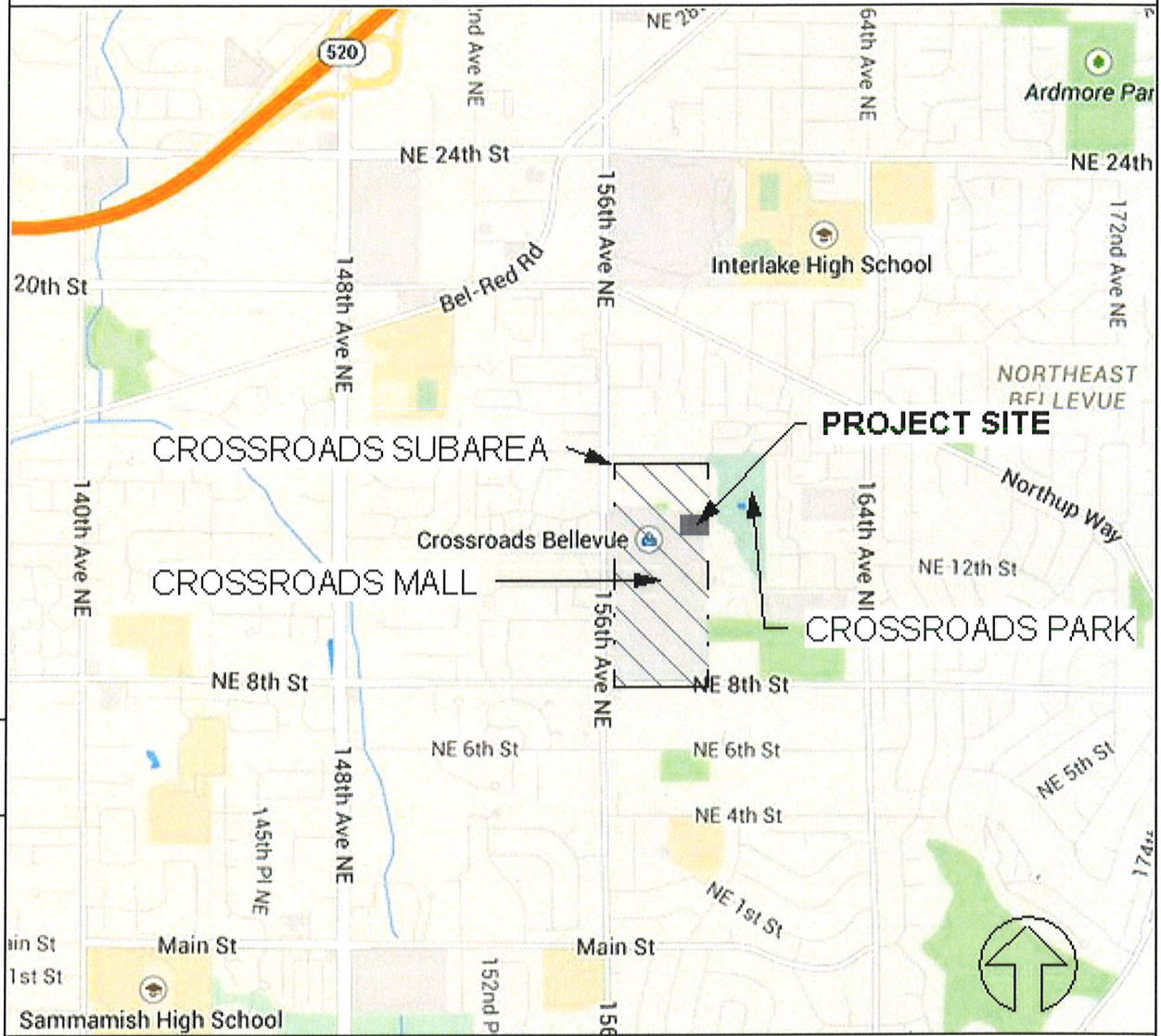
See Continuation Sheet.

## Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..........Date Submitted.....01/26/2015.....

# VICINITY MAP



## **LEGAL DESCRIPTION**

A portion of the real property legally described as "Parcel B" on Exhibit 'A' attached hereto, situated in King County, Washington.

[Approximately 71,744 sq. ft. (1.65 acres) in the northeast corner of said Parcel B (Lot 2).]

## **EXHIBIT 'A'**

### **LEGAL DESCRIPTION:**

#### **PARCEL A:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 88° 42' 24" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 1,030 FEET;  
THENCE NORTH 1° 11' 55" EAST 1,772.6 FEET;  
THENCE NORTH 88° 42' 24" WEST, PARALLEL TO SAID SOUTH LINE, 1,030 FEET;  
THENCE SOUTH 1° 11' 55" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1,772.6 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR 156TH AVENUE N.E. BY DEEDS RECORDED NOVEMBER 25, 1922 AND DECEMBER 6, 1922 UNDER RECORDING NOS. 1677851 AND 1681551;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR N.E. 8TH STREET BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO. 4970969;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROADS PURPOSES AT THE INTERSECTION OF SAID STREETS BY DEED RECORDED MARCH 20, 1963 UNDER RECORDING NO. 5558467;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR LANDSCAPING AND SIDEWALKS BY DEED OF DEDICATION RECORDED AUGUST 12, 1977 UNDER RECORDING NOS. 7708120967, 7708120968, 7708120969 AND 7708120970;

AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY TAKEN FOR THE IMPROVEMENT OF NORTHEAST 8TH STREET AND 156TH AVENUE NORTHEAST AS DESCRIBED IN KING COUNTY S.C. NO. 90-2-25916-1;

ALSO EXCEPT THOSE PORTIONS DESCRIBED IN DEED TO THE CITY OF BELLEVUE RECORDED JUNE 11, 1992 UNDER RECORDING NO. 9206111175;

ALSO EXCEPT ANY PORTION LYING WITHIN BOUNDARY LINE ADJUSTMENT NO. BLA-98-833, DECLARATION OF LOT COMBINATION NO. DLC-98-832, RECORDED OCTOBER 13, 1998 UNDER RECORDING NO. 9810139003 OF KING COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE, DESCRIBED IN DEED RECORDED APRIL 16, 2001 UNDER RECORDING NO. 20010416000823, RECORDS OF KING COUNTY, WASHINGTON.

#### **PARCEL B:**

LOT 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-833 RECORDED OCTOBER 13, 1998 UNDER RECORDING NO. 9810139003, IN KING COUNTY, WASHINGTON.

#### **PARCEL C:**

A NON-EXCLUSIVE EASEMENT FOR ROAD, DRAINAGE AND UTILITY PURPOSES GRANTED AND DESCRIBED IN THE DOCUMENT ENTITLED "EASEMENT" RECORDED APRIL 7, 1964 UNDER RECORDING NO. 5720127 AND AMENDED MAY 6, 1966 AND DECEMBER 8, 1980 UNDER RECORDING NOS. 6025120 AND 8012080744, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR ACCESS DESCRIBED IN DOCUMENT ENTITLED "RECIPROCAL EASEMENTS" RECORDED DECEMBER 8, 1997 UNDER RECORDING NO. 9712080823, RECORDS OF KING COUNTY, WASHINGTON.



**City of Bellevue – Development Services**  
**SEPA Environmental Checklist**  
**Crossroads Senior Living Project**  
**Continuation Sheet**

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Background Information

1. General Description: Six (6) story building consisting of five (5) stories of Type VA (wood-frame) construction over one (1) story podium of Type IA (reinforced concrete) construction. Lower level podium includes two (2) contiguous retail spaces (containing approx. 1,600 sq. ft. in the aggregate), residential leasing and management offices, and a suite of residential amenity spaces (containing approx. 5,650 sq. ft. in the aggregate) including a community room, a lobby lounge, internet café, and arts & crafts, games and activity rooms. The residential lobby has a large covered entry and arcade frontage.

Environmental Elements

Earth –

1.c. A Subsurface Exploration Review, Geologic Hazard and Geotechnical Engineering Report dated as of January 23, 2015 was prepared for the site and the proposed project by Associated Earth Sciences, Inc. A copy of the Report will accompany this Environmental Checklist and Land Use application. The general types of soils encountered in the explorations were dense to very dense silty sands with gravel, interpreted as Vashon lodgement till. Such lodgement till is generally suitable for support of light to heavy foundation loads with proper preparation. Excavated lodgement till is also suitable for use in structural fill applications if suitable moisture conditions are achieved and if specifically allowed by project plans and specifications, which will require drying during favorable dry weather conditions.

Plants –

4.a. Existing vegetation: (i) grassy field, (ii) planting on parking lot islands, and (iii) deciduous trees, ground cover and a few large evergreen trees at the east property boundary line adjacent to Crossroads Park.

4.d. There is little significant vegetation on site other than some existing conifer trees above the rockery along the east edge of the site which will be removed for construction. New perimeter landscaping will be provided on all sides: 10' wide on the west side (access road frontage); 8' wide on the north and east sides (interior lot lines); and 20' – 40' wide landscaped "Park Link" on the south side that will allow pedestrian access to and from Crossroads Park / Crossroads Mall /

Crossroads Senior Living. Landscaping will include a large number of native plants, especially on the east side where the property abuts and transitions to a natural wooded area on the adjacent Crossroads Park site. The Level 2 outdoor courtyard, the Park Link and semi-private terraces also include some non-native plants in response to site constraints (e.g., heavy shade, tight spaces, and public/private interface) and to provide a broader collection of interesting ornamental plant qualities in what will be a very dense “urban” residential and retail area with heavy pedestrian traffic expected.

#### Energy and Natural Resources –

6. a. Electricity will be used for lighting and space heating in dwelling units, commercial/retail areas and common areas, and for ventilation and air conditioning in commercial/retail and common areas. Natural gas will be used to provide hot water to dwelling units by means of gas-fired boilers.

6.c Use of energy efficient light fixtures and appliances, energy efficient windows and low-flow showerheads, among other features. The use of dedicated transit vans and alternate transportation options, such as electric plug-in vehicles and charging stations and car-sharing programs, will reduce the overall energy consumption attributable to the operation of the proposed project.

#### Environmental Health -

7.b.(2) Noise from vehicular traffic and construction equipment in the short-term during construction of the proposed project, and only routine noise from vehicular traffic and from the operation of HVAC, and occasional noise from the operation of emergency generators and maintenance equipment on a long-term basis. Noise during construction would be limited to appropriate hours on weekdays (Monday - Fridays) and on Saturdays. Long-term noise tends to be limited to daylight hours.

#### Light and Glare -

11.a. Light or glare from vehicular traffic, interior and exterior building lighting and street lighting, which would occur primarily in the evenings.

#### Transportation -

14.a. NE 8th Street connects the site with Downtown Bellevue and Interstate 405 to the west, and 156th Avenue NE connects the site to State Highway 520 to the north and Interstate 90 to the south.

14.c. The completed project will included 114 structured garage parking stalls plus 13 surface parking stalls and 1 loading zone stall. In addition, the project will have 25 shared surface parking

stalls on the immediately adjacent surface parking lot to the west. The project will result in the elimination of 94 surface parking stalls.

14.f. Approximately 19 new P.M. peak hour trips would be generated by this proposal. See the attached Trip Generation and Parking Impact Analysis dated as of January 26, 2015 prepared by Heffron Transportation, Inc.

#### Utilities -

16.b. Electricity - Puget Sound Energy (installation of transformers, electrical vaults and distribution);

Water & Sanitary Sewer – City of Bellevue (extension of water main in shopping center); Natural Gas - Puget Sound Energy (extension of natural gas main in shopping center).